

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

# ZONING HEARING NOTICE



Z2005000037 BCC 21  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

K\*UFSM5 33128



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 05-037  
APPLICANT NAME: EMILIO GARCELL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #14 ON EMILIO GARCELL, WHICH APPROVED THE FOLLOWING:  
THE APPLICANT IS REQUESTING TO PERMIT A SINGLE-FAMILY RESIDENCE WITH LESS LOT AREA THAN REQUIRED ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 12400 SW 199 AVENUE, MIAMI-DADE COUNTY FLORIDA.  
SIZE OF PROPERTY: 7.78 GROSS ACRES

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE MIAMI-DADE COUNTY-STEPHEN P. CLARK C BOARD OF COUNTY COMMISSIONERS COUNTY COMMISSION CHAMBERS, 2ND FLOOR 111 NW 1ST. STREET MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 02/23/2006  
THURSDAY  
TIME 9:30 AM

Z2005000037 BCC 21  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**  
**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**



MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
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MAILED FROM ZIP CODE 33128  
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Z2005000037 C14 21  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 05-037  
APPLICANT NAME: EMILIO GARCELL

THE APPLICANT IS REQUESTING TO PERMIT A SINGLE-FAMILY RESIDENCE WITH LESS LOT AREA THAN REQUIRED ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 12400 SW 199 AVENUE, MIAMI-DADE COUNTY FLORIDA.

SIZE OF PROPERTY: 7.78 GROSS ACRES

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM #203 (OLD BUILDING)  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD  
DATE 07/07/2005  
THURSDAY  
TIME 6:00 PM

Z2005000037 C14 21  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

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DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



15

Z2005000037 C14 21  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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HEARING NUMBER: 05-037  
APPLICANT NAME: EMILIO GARCELL

THE APPLICANT IS REQUESTING TO PERMIT A SINGLE FAMILY RESIDENCE WITH LESS LOT AREA THAN REQUIRED.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

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THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

22005000037 C14 21  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING BY FOUR AREA**  
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HEARING NO. 05-7-CZ14-7 (05-37)

15-55-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: EMILIO GARCELL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is appealing the decision of Community Zoning Appeals Board #14 on EMILIO GARCELL, which approved the following:

Applicant is requesting to permit a single-family residence on a lot with an area of 7.7 gross acres (40 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Legalization Residence for: Mr. & Mrs. Emilio & Caridad Garcell," as prepared by Miami Engineering Co. and dated 2/8/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the south  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , all in Section 15, Township 55 South, Range 38 East.

LOCATION: 12400 S.W. 199 Avenue, Miami-Dade County.

SIZE OF PROPERTY: 7.78 Gross Acres

PRESENT ZONING: GU (Interim)

h



HEARING NO. 05-7-CZ14-7 ( (05-37)

15-55-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: EMILIO GARCELL

Applicant is requesting to permit a single-family residence on a lot with an area of 7.78 gross acres (40 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Legalization Residence for: Mr. & Mrs. Emilio & Caridad Garcell," as prepared by Miami Engineering Co. consisting of 1 sheet and dated stamped received 2/9/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the south  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , all in Section 15, Township 55 South, Range 38 East.

LOCATION: 12350 & 12400 S.W. 199 Avenue, Miami-Dade County.

SIZE OF PROPERTY: 7.78 Gross Acres

PRESENT ZONING: GU (Interim)

m/



**Miami-Dade County**  
**Department of Planning and Zoning**

**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2005000037**

**BOARD: C14**

**LOCATION OF SIGN: 12400 S.W. 199 AVENUE, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 13-JUN-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



**Miami-Dade County  
Department of Planning and Zoning**

**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2005000037**

**BOARD: BCC**

**LOCATION OF SIGN: 12400 SW 199 AVENUE, MIAMI-DADE COUNTY FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 30-JAN-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

A handwritten signature in cursive script, appearing to read "Felix Acosta".

**PRINT NAME:**

**FELIX ACOSTA**



Miami-Dade County  
Department of Planning and Zoning

BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

**Re: HEARING No. Z2005000037**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ **500 Feet**

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

*Keeling Stennett*

**Keeling Stennett**

**Date:**

**02/23/05**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

*Felix Acosta*

**Felix Acosta**

**Date:**

**01/19/06**

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

*Araceli P. B. [Signature]*

**Date:**

**1-19/06**

.....  
To be retained in Hearing File



**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No.

05-037

HEARING DATE

7/7/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'  
☐ ½ mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Kurt J. Stuart

Date:

6/1/05

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Leond Q. Pitt

Date:

6-1-05

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Leond Q. Pitt

Date:

6-1-05

\*\*\*\*\*



**Miami-Dade County  
Department of Planning and Zoning**

**AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES**

C-14

C-14

**Re: HEARING No. Z2005000037**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ **500 Feet**

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**Signature:**

Keeling Stennett

**Date:**

02/23/05

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

Stella Vandrovce

Stella Vandrovce

**Date:**

03/14/05

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

Ann D. Pittman

**Date:**

3/15/05

.....  
*To be retained in Hearing File*



## NEIGHBORS CALENDAR

Listings are considered for publication free of charge on a space-available basis with preference given to nonprofit organizations, benefits and free activities. Notices must be received at least two weeks before the publication date or your event's registration deadline. Listings must contain a local or toll-free phone number for the public to contact and any fees. Mail notices to: Calendar Desk-Newsroom, The Herald, 1 Herald Plaza, Miami, FL 33132-1693 or e-mail to [newscaledesk@herald.com](mailto:newscaledesk@herald.com) (with name and date of event on subject line). For questions, call 305-376-3355 from 10 a.m. to 6 p.m. weekdays.

## BLACK HISTORY MONTH EVENTS

## African Dance Music Video:

Contemporary African music and dance; includes traditional West African meal and tasting of wines from Ethiopia; 6 p.m. Feb. 23; Joseph Caleb Center, 5400 NW 22nd Ave., Miami; \$25. 305-636-2350.

**ArtCenter-SouthFlorida:** 800 Lincoln Rd., Miami Beach. 305-674-8278 or access [www.artcenterfla.org](http://www.artcenterfla.org).

• **Black to Black: A Discourse About Color and Race,** paintings about what it means to be black by Vickie Pierre, Kerry Phillips, Franklin Sinanan, Patrick De Castro, and George Le Bar; through Feb. 28.

**BeBop Theater Collective:** A presentation of *When the Chickens Came Home to Roost* by Laurence Holder, and *Sister Sonji* by Sonia Sanchez, directed by SC2; 8 p.m. Friday and Saturday, 3 p.m. Sundays, Feb. 10-March 5; African Heritage Cultural Arts Center, 6161 NW 22nd Ave.,

Miami; \$15, \$10 students and seniors. 305-638-6771.

**Black History Month Film and Culture Series:** Features showcase of jazz, poetry, and produced films produced by African Americans including *Slavery and the Making of America*, *The Healing Passage*, and *In-Law*; 7 p.m. Feb. 2, Feb. 9 and Feb. 16; Joseph Caleb Center, 5400 NW 22nd Ave., Miami; \$7. 305-636-2350.

**Blacks In The Classics:** A tribute to Broadway musicals such as *Ain't Misbehavin'*, *Dreamgirls*, *The Amen Corner*, and *Porgy and Bess*; 6 p.m. Feb. 3; African Heritage Cultural Arts Center, 6161 NW 22nd Ave., Miami; \$5. 305-638-6771.

**The Healing Passage:** Documentary connects the psychological trauma of the Transatlantic slave trade to the present day through rituals, spoken word and dance; 7 p.m. Feb. 9; Joseph Caleb Center, 5400 NW 22nd Ave., Miami; \$7. 305-636-2350.

**Heart of the City-Sabar Drums and Jazz:** Features jazz vocalists Gino Sitson and Cheikh Tiarlou M'Baye and the

Sing Sing Rhythms; 9 p.m. Feb. 11; Joseph Caleb Center, 5400 NW 22nd Ave., Miami; \$15 preferred seating; \$10 general admission. 305-636-2350.

**In-Law:** Comedy about a father with two daughters who treats his prospective sons-in-law with disdain; 7 p.m. Feb. 16; Joseph Caleb Center, 5400 NW 22nd Ave., Miami; \$7. 305-636-2350.

**Magic City Monday Performing Arts Series:** Free to Dance: Join Total Chaos as the the spirit of Black History Month is celebrated in a performance blending African, hip-hop, jazz, ballet and contemporary dance; 10:30-11:30 a.m. Feb. 6; Joseph Caleb Center, 5400 NW 22nd Ave., Miami; \$3. 305-636-2350.

**Miami Dade County Library Black History Month:** Series of events features storytellers, and lectures; various locations; free. 305-375-2665 or [www.mdpls.org](http://www.mdpls.org).

• Storybook illustrator and artist James Ransome discusses his work, including the illustrations for *Freedom Roads*; 10 a.m. Jan. 25; Miami-Dade Main Library, 101 W. Flagler St., Miami.

• Storyteller Madafo Lloyd Wilson talks about Africa through stories, folktales, poetry and songs; 3 p.m. Jan. 25; Kendall Branch Library, 9101 SW 97th Ave., Kendall.

• Operatic tenor Samuel Eudovique presents a musical tribute to performer Paul Robeson; 7 p.m. Jan. 25; Miami Beach Regional Library, 227 22nd St., Miami Beach.

• **Happy Birthday, Africa!** Learn about the traditions of African birthday celebrations; 1:30 p.m. Jan. 28; South Dade Regional Library, 10750 SW 21st St., South Miami-Dade.

• Irene Smalls, a children's book author (*Kevin and His Dad*), reads a story about Black History Month; 11 a.m. Feb. 1, Miami-Dade Main Library, 101 W. Flagler St., Miami.

• Samuel Eudovique, A musical tribute to performer Paul Robeson by the operatic tenor; 6 p.m. Feb. 2; North Central Branch Library, 9590 NW 27th Ave., Miami.

• **Sounds of the Caribbean with Reggie Paul,** an interactive music program for kids; 3:30 p.m. Feb. 6; Coral Gables Branch Library, 3442 Segovia St., Coral Gables. Also 3:30 p.m. Feb. 7; West Kendall Regional Library, 10201 Hammocks Blvd., West Kendall.

also 7 p.m. Feb. 22; Homestead Branch Library, 700 N. Homestead Blvd., Homestead.

• Author Eloise Greenfield and illustrator Jan Spivey Gilchrist team up for a presentation; 5:30 p.m. Feb. 8; South Miami Branch Library, 6000 Sunset Dr., South Miami.

• Storyteller Madafo Lloyd Wilson discusses Africa through stories, folk tales, poetry and songs; 6:30 p.m. Feb. 14; Naranja Branch Library, 27060 S. Dixie Hwy., Naranja.

• **Jazz at the Library.** Elements of Jazz. An interactive program featuring jazz artist Nicole Yarling, who teaches the structure of a jazz song; 10 a.m. Feb. 9; Model City Branch Library, 11 a.m. Feb. 11; Coconut Grove

Branch Library, 2875 McFarland Rd., Coconut Grove.

• Joyce Carol Thomas, the author of *Journey*, reads from one of her books; 3:30 p.m. Feb. 16; West Kendall Regional Library, 10201 Hammocks Blvd., West Kendall.

• Local author Preston Allen presents and discusses his works, including *Hoochie Mama* and *Bounce*; 2 p.m. Feb. 18; Coral Reef Branch Library, 9211 Coral Reef Dr., South Miami-Dade.

• **Haitian Cooking with Chef Liliane Nerette-Louis;** 1:30 p.m. Feb. 25; Lemon City Branch Library, 430 NE 61st St., Miami.

**Richmond Heights Arts and Crafts Festival:** Features artists, craftsmen and entertainers of South Dade; sponsored by The Community Art Teaching Cultural Heritage, 10 a.m.-8 p.m. Feb. 4; Sgt. Joseph Delancy Park, 14450 Boggs Dr., Miami; free. 305-235-4503.

**Slavery and the Making of America:** Screening of documentary narrated by Morgan Freeman; 7 p.m. Feb. 2; Joseph Caleb Center, 5400 NW 22nd Ave., Miami; \$7. 305-636-2350.

## CELEBRATIONS

**Aventura Arts and Crafts Show:** Outdoor event features the work of artists and crafters from around the nation; event takes place on West Country Club Drive, behind Aventura Mall; 10 a.m.-5 p.m. Jan. 28-29; Aventura Mall, 19501 Biscayne Blvd., Aventura; free. 954-472-3755.

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The Miami Herald 



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, FEBRUARY 23, 2006 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

## 1. EMILIO GARCELL (05-37)

Location: 12490 SW 199 Avenue, Miami-Dade County, Florida (7.78 Gross Acres)

The Director of the Department of Planning and Zoning is appealing the decision of Community Zoning Appeals Board #14 on Emilio Garcell, which approved the following:

The applicant is requesting to permit a single-family residence with less lot area than required, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a board member individually either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agency Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2649, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2656 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



## MIAMI-DADE COUNTY, FLORIDA

## LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 23<sup>rd</sup> day of February, 2006 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

HEARING NO. 05-10-CZ15-2 (05-38)

APPLICANT: ELITE CONSTRUCTION & DEVELOPMENT, INC.

AU & EU-1 to RU1M(a)

SUBJECT PROPERTY: The east ½ of the SE ¼ of the NW ¼ of the SE ¼ and the SW ¼ of the NE ¼ of the SE ¼, lying W/ly of Canal C-103-1 in Section 8, Township 57, South Range 39 East

LOCATION: Lying approximately 131' south of S.W. 305 Terrace, north of theoretical S.W. 308 Street and on both sides of the theoretical S.W. 159 Avenue, Miami-Dade County Florida

HEARING NO. 05-10-CZ15-5 (05-164)

APPLICANT: GAIL M. SANTORO

PCUC to RU-1M(a)

SUBJECT PROPERTY: Begin at the Southeast corner of the SE ¼ of the SE ¼; thence west 711.57' to the Point of beginning; thence north 330'; thence west 132'; thence south 330'; thence east 132' to the Point of beginning, less the south 35'; all in Section 23, Township 56 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 248 Street (Silver Palm Drive) & S.W. 128 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-7-CZ14-7 (05-37)

APPLICANT: EMILIO GARCELL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is appealing the decision of Community Zoning Appeals Board #14 on EMILIO GARCELL, which approved the following: Applicant is requesting to permit a single-family residence on a lot with an area of 7.7 gross acres (40 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Legalization Residence for: Mr. & Mrs. Emilio & Caridad Garcell," as prepared by Miami Engineering Co. and dated 2/8/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the NE ¼ of the SW ¼ of the NE ¼ and the south ½ of the south ½ of the SE ¼ of the NW ¼ of the NE ¼, all in Section 15, Township 55 South, Range 38 East.

LOCATION: 12400 S.W. 199 Avenue, Miami-Dade County.

HEARING NO. 06-2-CC-1 (05-230)

APPLICANT: DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING

AU & GU to IU-C

SUBJECT PROPERTY: That portion of the SW ¼ of Section 4, Township 52 South, Range 40 East, being a portion of Tracts 19-23, CHAMBERS LAND COMPANY SUBDIVISION of said SW ¼ of said Section 4, Plat book 2, Pages 27 & 68. Said parcel being bounded as follows: On the south by the south line of said Section 4; on the north and east by the west right-of-way line of I-75 (S. R. 93) as shown on FDOT Right-of-Way Map Section 87075-2402 (last revised 7/12/78. Sheets 3-7); on the west by the east right-of-way line of HEFT as shown on FDOT Right-of-Way map Section 87005-2313 (last revised 11/1/71, Sheets 1-5). AND: Portion of Section 9, township 52 South, Range 40 East, being more particularly described as: The west 849' of Tracts 17-24 and all of Tracts 25-31, less the north 160' of Tract 17, and Tract 32 less beginning at the Northwest corner of Tract 32; thence east for 206.25'; thence SW/ly for 266.7' thence north to the Point of beginning for the right-of-way of Florida's Turnpike; and the west 849' of Tracts 33-39; and the west 849' of the north 189.5' of Tract 40; and the east ½ of Tracts 41 & 42 less the east 348.49' of the south 140' of Tract 41 (for the right-of-way of I-75); and all of Tracts 43-48 of FLORIDA FRUIT LANDS CO. SUBDIVISION, Plat book 2, Page 17.

LOCATION: Lying east of N.W. 97 Avenue, between N.W. 170 Street & the Homestead Extension of Florida's Turnpike (State Road #821), Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

## ZONING HEARING

A person who decides to appeal a decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 31 day of January 2006.  
1/31

06-3-01/635539M

# Get a FREE Showerhead!

The Miami-Dade Water and Sewer Department (WASD) will give you a low-flow showerhead **ABSOLUTELY FREE** in exchange for your previous model!

Simply visit any of the following four WASD "Exchange Locations":

**Caleb Center**  
5400 NW 22 Ave. 1st Floor  
(M-F 8 AM to 4:30 PM)

**South Dade Government Center**  
10710 SW 211 St. 1st Floor  
(M-F 8 AM to 4:30 PM)

**LeJeune Office**  
3575 S. LeJeune Rd.  
(M-F 8 AM to 5 PM)

**Douglas**  
3071 SW 38 Ave. 1st Floor  
(M-F 8 AM to 5 PM)

Or visit us online at <http://www.miamidade.gov/wasd/> or call 786-552-8955 for more information on how the Miami-Dade Water and Sewer Department can help save YOU water and money!



1/31

06-4-62/636059M

Notice is hereby given that the following described property was seized in Miami, Florida, on October 6, 2005, for violation of title 22USC401/22-USC2778/22CFR127.1 and 18USC-545: One(1) 1993 GMC Suburban with inventory, VIN# 1GKGK26K5-PJ723528; one(1) Ruger 95-SN#315-26858; one(1) Beretta-SN#014990; one(1) Cobray M-11-SN#84-0055150; one(1) Taurus 357 Magnum-SN#UJ44762; Assorted ammunition, 434 rounds; assorted magazines, 13 each; - 4" knife; two(2) Sony televisions; one(1) Sentry safe-SN#AN-123300; assorted tools, 21 each; DVD player, 2 each and one(1) box containing personal clothing 2006-5201-000012/ep Any person who is entitled to possession to said property, or claiming an interest in said property listed above must appear at the U.S. Customs Service and Border Protection Miami Service Port, 6601 N.W. 25th Street, Miami, Florida, and file a court cost bond in the amount of \$5000.00 within twenty (20) days from the date of this first publication. All interested persons should file claims and answers within the time so

fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Carlos C. Martel Fines, Penalties & Forfeitures Officer  
1/17-24-31 06-4-11/629255M

Notice is hereby given that the following described property was seized in Miami, Florida, on December 23, 2005, for violation of title 31USC5316/5317 and title 19USC1584. U.S. Currency in the amount of \$11,391.00 2006-5201-000120/ep Any person who is entitled to possession to said property, or claiming an interest in said property listed above must appear at the U.S. Customs Service and Border Protection Miami Service Port, 6601 N.W. 25th Street, Miami, Florida, and file a Seized Asset Claim Form within twenty (20) days from the date of this first publication. All interested persons should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Carlos C. Martel Fines, Penalties and Forfeitures Officer.  
1/17-24-31 06-4-32/629741M

Notice is hereby given that the following described property was seized in Miami, Florida: Item Date Violation Case number Bond amnt. Approx. 3600 Switchblade knives, 6000 toy guns, 480 toy rifles, 2160 counterfeit toothpastes and 1440 counterfeit "Fendi" bags. 11/30/05 19USC-1595a(c) 19USC1526(e) 19CFR-12.97 15USC5001 06-5203-000-083 \$5,000.00 Any person who is entitled to possession to said property, or claiming an interest in said property listed above must appear at the U.S. Customs Service District Office, 6601 N.W. 25th Street, Miami, Florida, and file a cash Customs bond form in the amount indicated above within twenty (20) days from the date of this first publication. All interested persons should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Carlos C. Martel Fines, Penalties and Forfeitures Officer  
1/25-31 2/7 06-4-29/633451M



Publication Date: 06/09/2005

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Miami Herald on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

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 Size: 2X12.0  
 Color Type: B&W

Client Name:  
 Advertiser:  
 Section/Page/Zone: NBRS W Kendall/WK14/Dade  
 Description:

METRO-DADE COUNTY



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14  
 Thursday, July 7, 2005 - 6:00 p.m.  
 SOUTH DADE GOVERNMENT CENTER  
 Room 203 (Old Building)  
 10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. JUDY F. STUBBS (04-371)

Location: 11221 SW 176 Street, Miami-Dade County, Florida (90' X 110')

The applicant is requesting an unusual use to permit a day care center, to permit parking and drives within the right-of-way where is not permitted, and less width of landscape buffer than required along the right-of-way.

### 2. GREC HOMES II, INC. (05-22)

Location: Lying between SW 192 Street and SW 200 Street, and between theoretical SW 128 Court and Black Creek Canal, Miami-Dade County, Florida (65 Acres)

The applicant is requesting to permit single-family residences with greater lot coverages than permitted in portions of this site and to permit a single family residence setback to be less than required from property lines, on another portion of the site.

### 3. EMILIO GARCELL (05-37)

Location: 12400 SW 199 Avenue, Miami-Dade County, Florida (7.78 Gross Acres)

The applicant is requesting to permit a single-family residence with less lot area than required, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

## NEW BU

### KENDALE LAKES

Ayunies Construction Inc., general building contractor, 8151 SW 160th Ave.

Family Party Rental Inc., party/entertainment service, 5893 SW 147th Pl.

House Paint Direct Inc., specialty building contractor, 15685 SW 84th St. 801

Nia Services, cleaning service, 6893 SW 132nd Ave.

Pi Ferenzo, partnership/firm, 16358 SW 75th St.

### WEST KENDALL

Aguires Services Corp., service/repairs, 8658 SW 154th Circle Path

Artscape Edge, lawn/landscape/tree service, 15725 SW 138th Ter

Betty Jones Investments Inc., investments/land development, 12304 SW 143rd Ln.

Brighter Image Awnings Inc., manufacturing, 14234 SW 139th Ct.

Cen Geotechnical & Environmental, drafting service, 13370 SW 89th Terr. b

Donovan Lawson, lunch wagon/truck, 14034 SW 106th Terr.

Harmonix LLC, sales broker, 8811 SW 132nd Pl. 408

Juan Paniagua, peddler, 16261 SW 95th Ln.

Medscape Home Health Care Inc., home health care agency, 9010 SW 137th Ave. 209

North Bell Communications Corp., long distance communication, 11980 SW 144th Ct. 209

Olys Dollar and Perfumes Store, retail store, 14825 SW 172nd St.

Sara J Zayas PT, physical/occupational therapy center, 13205 SW 137th Ave.

Shutters R Us Inc., manufacturing, 10235 SW 130th Ct.

Stg Metal Framing Corp., specialty building contractor, 9624 SW 138th Ave.

Tamiami International Equipment, wholesale/distributor, 12201 SW 128th Ct. 104

Title Services Associates Inc., title insurance company, 13701 SW 88th St. 304

Tutoring2learn Inc., instruction/training/tutor, 11980 SW 144th Ct. 109

### EAST K

Cesar A Ramire 1613 N. Harrison

Nelson Hood Fi cleaning service Rd. Ave.

Samantha Varie store, 2838 SW

South Florida L lawn/landscape 14304 SW 181st

### SWEET

Armando Velez sician, 911 SW 8

Carlos M Garrid 937 SW 122nd A

Isly R Rodrigu ic/physician ass 122nd Ave.

Manuel V. Feijo 320 SW 109th A

Mario Torres, M 937 SW 122nd A

Mortgage Cent Inc., finance/loa 8786 SW Eighth

Robert Deluca, 911 SW 87th Ave

Sunset Gardens lawn/landscape 1000 SW 104th

Top Dollar USA store, 370 SW 1

Tropical Falls Ir scape/tree serv 140th St.

Yordan Santos, detailing, 11542

### WESTC

Advanced Gara specialty buildin 10101 SW 48th E

Bruno Abreu La lawn/landscape 10220 SW 37th

Fernando Ferni ker, 3750 SW 1C

Jose Miguel He Car, car wash/a SW 99th Ct.

Jose Rodriguez 11021 SW 43rd L

Juan Hidalgo, s 3873 SW 94th /

Lvc Electronic l pairs, 5242 SW

Manuel Gainza physician, 276C

Westwood Tow Inc., towing tru 46th St.

Slas Expo

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HEARING NO. 05-7-CZ14-6 (05-29)

APPLICANTS: FIDEL & ISABEL CASTILLO

Applicant is requesting to permit a lot frontage of 182.73' (200' required) and a lot area of 1.59 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A boundary survey is on file and may be examined in the Zoning Department entitled "Map of Boundary Survey," as prepared by Odalys C. Bello, P. S. M. Professional Surveyor and Mapper, dated 2/1/05.

SUBJECT PROPERTY: The south ½ of the north ½ of the NW ¼ of the SW ¼ in Section 11, Township 56 South, Range 38 East, less the west 1,130' thereof; also less the south 25' and the east 25' for right-of-way.

LOCATION: The Northwest corner of S.W. 194 Avenue & theoretical S.W. 210 Street, Miami-Dade County, Florida.

HEARING NO. 05-7-CZ14-7 (05-37)

APPLICANT: EMILIO GARCELL

Applicant is requesting to permit a single-family residence on a lot with an area of 7.78 gross acres (40 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Legalization Residence for: Mr. & Mrs. Emilio & Caridad Garcell," as prepared by Miami Engineering Co. consisting of 1 sheet and dated stamped received 2/9/05. Plan may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the NE ¼ of the SW ¼ of the NE ¼ and the south ½ of the south ½ of the SE ¼ of the NW ¼ of the NE ¼, all in Section 15, Township 55 South, Range 38 East.

LOCATION: 12350 & 12400 S.W. 199 Avenue, Miami-Dade County.

HEARING NO. 05-7-CZ14-8 (05-46)

APPLICANT: ONDINA RODRIGUEZ

(1) SPECIAL EXCEPTION to permit a stable to be spaced less than 250' from residences under different ownership to the Northeast and Northwest (not permitted).

(2) Applicant is requesting to permit the stable to setback 13.2' (20' required) from the interior side (north) property line and a pump house setback 15' (20' required) from the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Zoning Hearing Application of Stables for Roberto Rodriguez," as prepared by Armando Davila, Architect, consisting of 5 pages and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the north ½ of the SW ¼ of the SW ¼ of the SW ¼, less the west 35' thereof in Section 26, Township 56 South, Range 38 East.

LOCATION: 26205 S.W. 197 Avenue, Miami-Dade County, Florida.